

SNAPSHOT of HOME Program Performance--As of 06/30/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): King County Consortium

State: WA

PJ's Total HOME Allocation Received: \$58,891,302

PJ's Size Grouping*: A

PJ Since (FY): 1992

| Category | PJ | State Average | State Rank | Nat'l Average | Nat'l Ranking (Percentile):* | | |
|--|----------|---------------|---------------|---------------|------------------------------|-------|---------|
| | | | | | Group | A | Overall |
| Program Progress: | | | PJs in State: | 14 | | | |
| % of Funds Committed | 93.15 % | 94.17 % | 11 | 93.41 % | 45 | | 43 |
| % of Funds Disbursed | 89.57 % | 88.11 % | 4 | 84.68 % | 76 | | 68 |
| Leveraging Ratio for Rental Activities | 7.73 | 7.09 | 1 | 4.72 | 100 | | 100 |
| % of Completed Rental Disbursements to All Rental Commitments*** | 100.00 % | 94.51 % | 1 | 80.76 % | 100 | | 100 |
| % of Completed CHDO Disbursements to All CHDO Reservations*** | 79.28 % | 79.42 % | 6 | 68.18 % | 73 | | 64 |
| Low-Income Benefit: | | | | | | | |
| % of 0-50% AMI Renters to All Renters | 91.17 % | 93.23 % | 9 | 80.32 % | 82 | | 73 |
| % of 0-30% AMI Renters to All Renters*** | 58.50 % | 62.99 % | 10 | 45.16 % | 85 | | 74 |
| Lease-Up: | | | | | | | |
| % of Occupied Rental Units to All Completed Rental Units*** | 99.89 % | 98.96 % | 7 | 95.04 % | 80 | | 61 |
| Overall Ranking: | | | In State: | 7 / 14 | Nationally: | 96 | 91 |
| HOME Cost Per Unit and Number of Completed Units: | | | | | | | |
| Rental Unit | \$20,710 | \$25,171 | | \$26,037 | 1,846 | Units | 73.70 % |
| Homebuyer Unit | \$18,842 | \$19,773 | | \$14,755 | 154 | Units | 6.20 % |
| Homeowner-Rehab Unit | \$12,356 | \$20,392 | | \$20,487 | 504 | Units | 20.10 % |
| TBRA Unit | \$0 | \$1,727 | | \$3,225 | 0 | Units | 0.00 % |

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): King County Consortium WA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

| | Rental | Homebuyer | Homeowner |
|-------------|-----------|-----------|-----------|
| PJ: | \$117,823 | \$138,800 | \$13,742 |
| State:* | \$115,567 | \$112,037 | \$25,455 |
| National:** | \$92,323 | \$73,745 | \$23,292 |

CHDO Operating Expenses:
(% of allocation)

PJ: 0.1 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.02

| | Rental % | Homebuyer % | Homeowner % | TBRA % |
|--|--|--|--|---|
| RACE: | | | | |
| White: | 57.8 | 64.9 | 83.5 | 0.0 |
| Black/African American: | 15.6 | 13.6 | 6.0 | 0.0 |
| Asian: | 5.9 | 16.2 | 1.2 | 0.0 |
| American Indian/Alaska Native: | 1.0 | 0.6 | 1.4 | 0.0 |
| Native Hawaiian/Pacific Islander: | 0.3 | 0.0 | 0.4 | 0.0 |
| American Indian/Alaska Native and White: | 0.1 | 0.0 | 0.0 | 0.0 |
| Asian and White: | 0.2 | 0.0 | 0.0 | 0.0 |
| Black/African American and White: | 0.2 | 0.0 | 0.0 | 0.0 |
| American Indian/Alaska Native and Black: | 0.1 | 0.0 | 0.0 | 0.0 |
| Other Multi Racial: | 1.2 | 0.6 | 0.4 | 0.0 |
| Asian/Pacific Islander: | 2.0 | 0.0 | 2.2 | 0.0 |

ETHNICITY:

| | | | | |
|----------|--|---|---|---|
| Hispanic | 15.7 | 3.9 | 5.0 | 0.0 |
|----------|--|---|---|---|

HOUSEHOLD SIZE:

| | | | | |
|--------------------|--|--|--|---|
| 1 Person: | 36.3 | 29.9 | 33.3 | 0.0 |
| 2 Persons: | 24.9 | 17.5 | 24.8 | 0.0 |
| 3 Persons: | 17.0 | 21.4 | 10.9 | 0.0 |
| 4 Persons: | 12.2 | 14.9 | 13.3 | 0.0 |
| 5 Persons: | 5.9 | 8.4 | 10.5 | 0.0 |
| 6 Persons: | 2.3 | 3.9 | 3.4 | 0.0 |
| 7 Persons: | 0.9 | 1.9 | 2.2 | 0.0 |
| 8 or more Persons: | 0.4 | 1.9 | 1.6 | 0.0 |

HOUSEHOLD TYPE:

| | | | | |
|------------------------|--|--|--|---|
| Single/Non-Elderly: | 20.8 | 27.9 | 15.3 | 0.0 |
| Elderly: | 20.3 | 5.2 | 34.7 | 0.0 |
| Related/Single Parent: | 32.5 | 31.2 | 21.4 | 0.0 |
| Related/Two Parent: | 19.7 | 31.8 | 25.2 | 0.0 |
| Other: | 6.6 | 3.9 | 3.4 | 0.0 |

SUPPLEMENTAL RENTAL ASSISTANCE:

| | | |
|----------------|--|--|
| Section 8: | 23.2 | 0.0 [#] |
| HOME TBRA: | 0.0 | |
| Other: | 4.3 | |
| No Assistance: | 72.5 | |

of Section 504 Compliant Units / Completed Units Since 2001 14

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): King County Consortium

State: WA

Group Rank: 96
(Percentile)

State Rank: 7 / 14 PJs

Overall Rank: 91
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

| FACTOR | DESCRIPTION | THRESHOLD* | PJ RESULTS | RED FLAG |
|-------------------------------------|---|------------|--------------|----------|
| 4 | % OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS | < 72.37% | 100 | |
| 5 | % OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS | < 49.28% | 79.28 | |
| 6 | % OF RENTERS BELOW 50% OF AREA MEDIAN INCOME | < 70%** | 91.17 | |
| 8 | % OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS | < 90.81% | 99.89 | |
| "ALLOCATION-YEARS" NOT DISBURSED*** | | > 3.070 | 1.44 | |

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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